Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Bradley Parsons
4238 Morriswood Drive
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 837564 DEEDWARR
04/11/2022 09:49:22 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00
20220411-0041602

Map & Parcel No: 132-07-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patty Pershank Bamarni and Adam L. Steimer, wife and husband, as tenants by the entireties,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bradley Parsons, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Southmeade, Section II & A, Revision of Lots 23 and 24, Section 1, as of record in Plat Book 2133, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patty Pershank Bamarni and Adam L. Steimer, wife and husband, as tenants by the entireties from Patty Pershank Bamarni, a married woman, who acquired title as an unmarried woman, by Quitclaim Deed dated 08/12/2019 and recorded 08/19/2019 in Instrument No. 20190819-0082867, Register's Office of said County.

Being the same property conveyed to Patty Pershank Bamarni, an unmarried woman from Patty Pershank Bamarni, who acquired title as Pershank Bamarni, an unmarried woman, by Quitclaim Deed dated 11/16/2018 and recorded 11/28/2018 in Instrument No. 20181128-0116251, Register's Office of said County.

Being the same property conveyed to Pershank Bamarni, unmarried from Clay Kottler, unmarried, by Warranty Deed dated 03/29/2005 and recorded 04/21/2005 in Instrument No. 20050421-0044464, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of March, 2022.

_____(SEAL)
Adam L. Steimer

_____(SEAL)
Patty Pershank Bamarni

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2022, before me personally appeared Adam L. Steimer and Patty Pershank Bamarni, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 6-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of March, 2022.

_____
Notary Signature
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022